



City of Carmel

MINUTES

Carmel Board of Zoning Appeals

Hearing Officer

Monday, July 27, 2009

5:30 PM

Caucus Rooms

Present: James Hawkins, Hearing Officer
Connie Tingley, Recording Secretary

Staff members in attendance: Christine Barton-Holmes, Planning Administrator

Legal Counsel: John Molitor

Public Hearing:

1h. Ayoub House Addition

The applicant seeks the following development standards variance approval:

Docket No. 09070001 V Section 8.04.03.A Addition encroaching in front yard setback

The site is located at 12 Concord Court and is zoned R2/Single-family residential.

Filed by Eric Kline of Fentress Builders for Robin Ayoub.

Present for Petitioner:

Eric Kline and Frank Spaid, Fentress Builders

- Adding garage in front of current garage
- Right side 36 feet setback
- Left corner 25 feet setback
- Brick to match existing house
- New driveway and sidewalk

Public Hearing closed.

Department Report: Christine Barton-Holmes

- Ten feet minor encroachment
- House sets back further than other houses on cul-de-sac
- Brings house into alignment with other houses

Department recommended positive consideration

Discussion:


- Measurement on diagram discussed
- Entire front of new garage to be brick
- New roof for whole house

Action: Mr. Hawkins APPROVED Docket No. 09070001, Ayoub House Addition, for house encroaching in front yard setback.

Adjournment:

The Hearing Officer adjourned the meeting at 5:35 PM.

Approved this 24th day of August 2009.


Hearing Officer – James Hawkins


Secretary – Connie Tingley